

Mountain Valley Pipeline, LLC

v.

Easements to Construct, etc., et al.

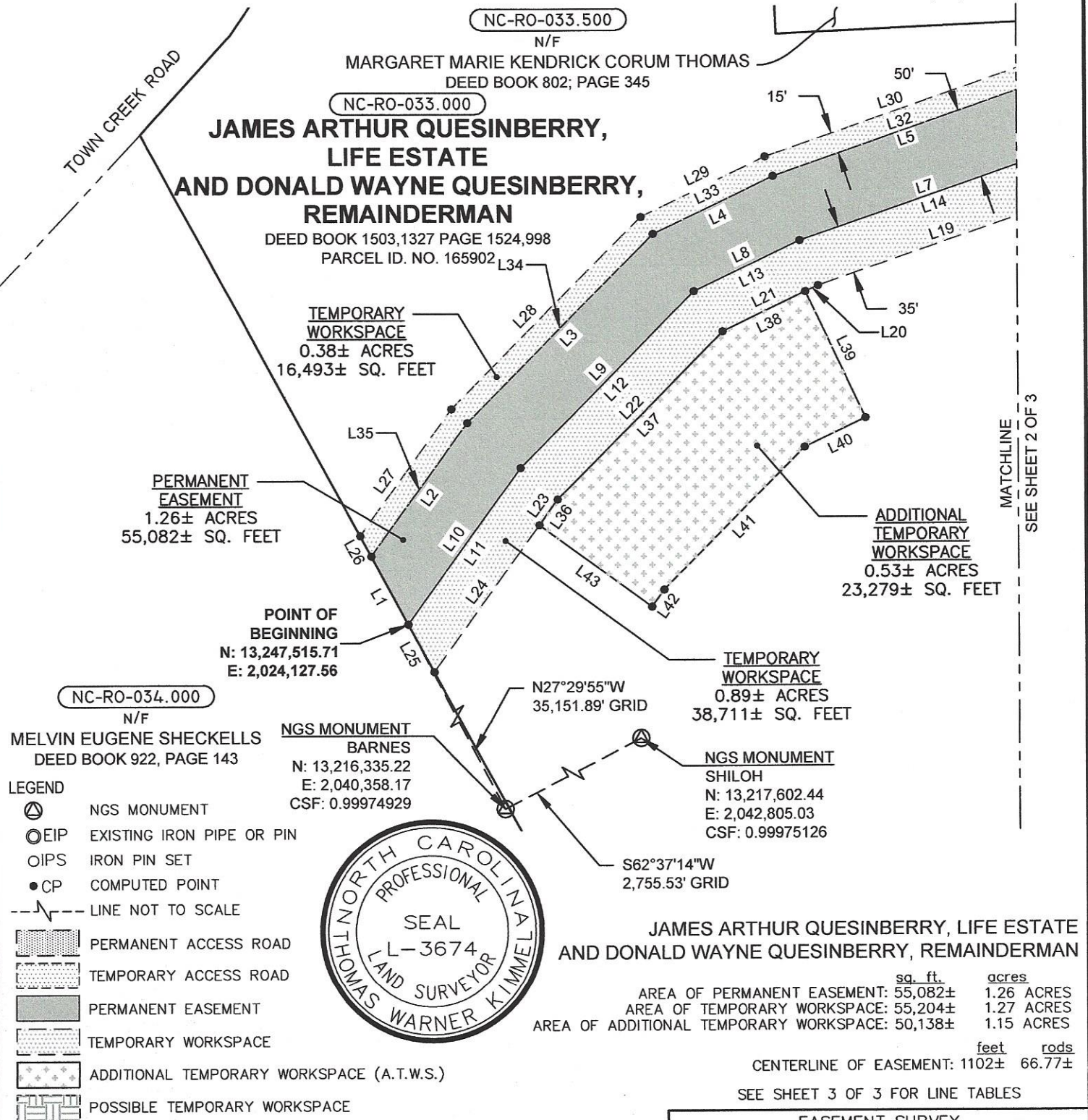
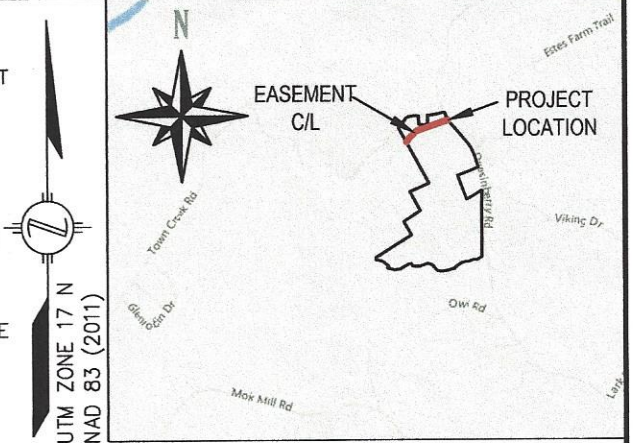
Exhibit 54 to Complaint

Map of MVP Parcel No. NC-RO-033.000

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 1503,1327 PAGE 1524,998.
5. PARCEL ID: 165902
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO THE UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.

EXHIBIT A



I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in deed book 1503,1327 page 1524,998,); that the ratio of precision as calculated is 1:10,000±; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).

This 9th day of September, 2020.

THOMAS WARNER KIMMEL, PLS L-3674

TRC ENGINEERS, INC
21 GRIFFIN ROAD NORTH
WINDSOR, CT 06095
PH: (724) 749-8572 tkimmel@trcsolutions.com
NC CORPORATE LICENSE No. F-0591

LAND OWNER INITIALS: _____
DATE: _____

JAMES ARTHUR QUESINBERRY, LIFE ESTATE
AND DONALD WAYNE QUESINBERRY, REMAINDERMAN

	sq. ft.	acres
AREA OF PERMANENT EASEMENT:	55,082±	1.26 ACRES
AREA OF TEMPORARY WORKSPACE:	55,204±	1.27 ACRES
AREA OF ADDITIONAL TEMPORARY WORKSPACE:	50,138±	1.15 ACRES

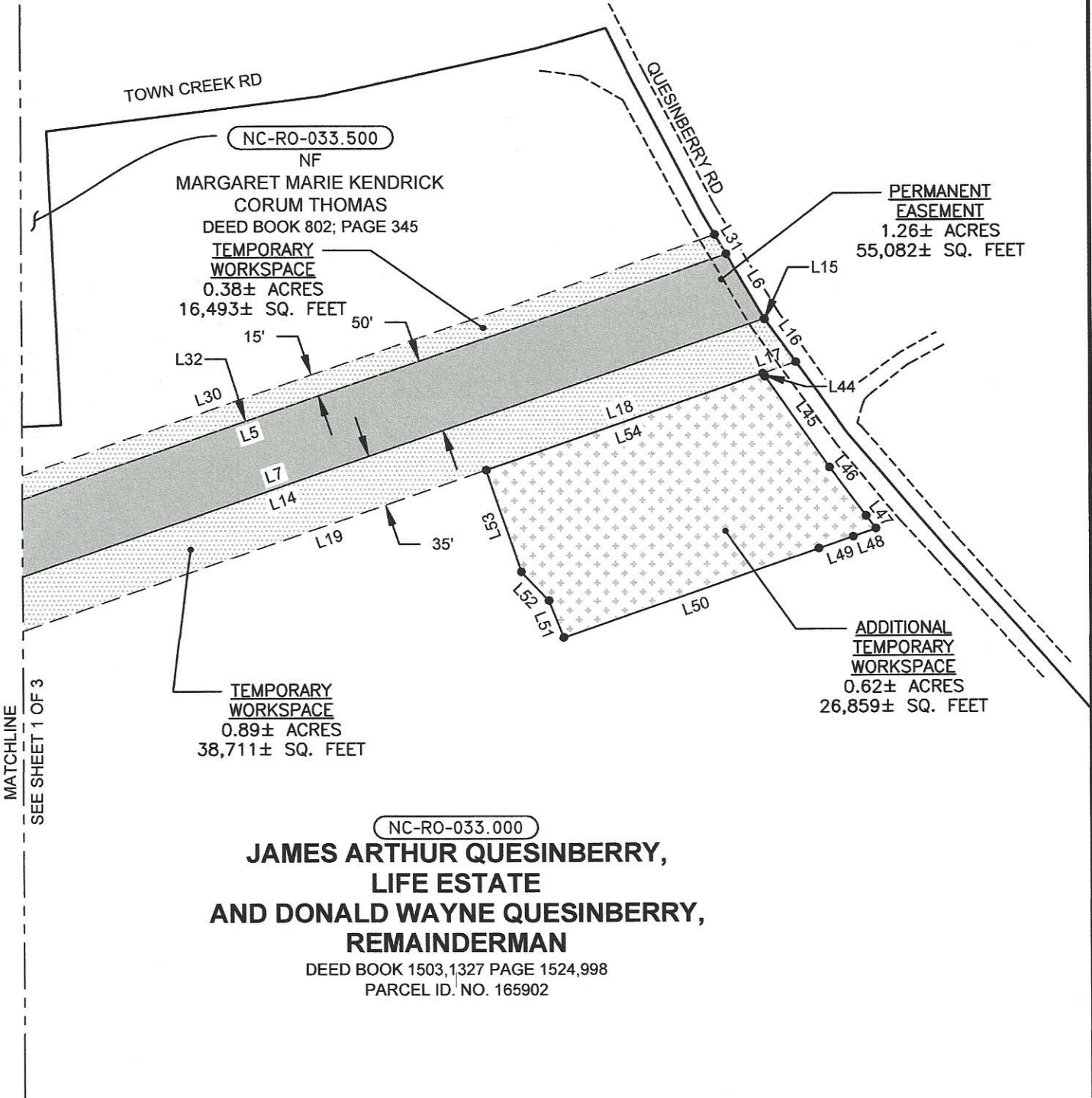
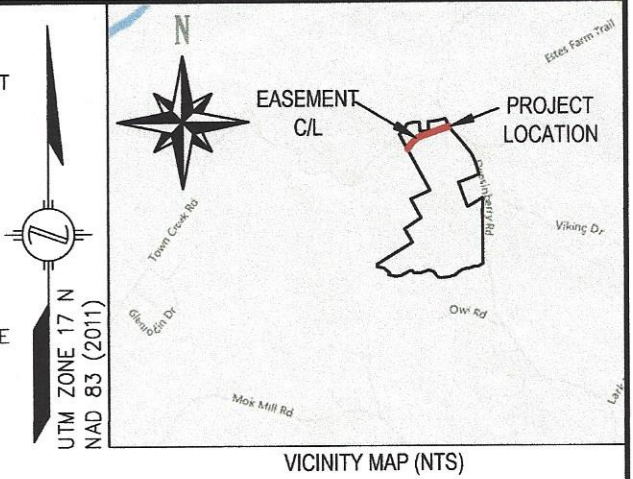
CENTERLINE OF EASEMENT: 1102± 66.77±
SEE SHEET 3 OF 3 FOR LINE TABLES

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF LEAKSVILLE ROCKINGHAM COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF JAMES ARTHUR QUESINBERRY, LIFE ESTATE AND DONALD WAYNE QUESINBERRY, REMAINDERMAN NC-RO-033.000 DEED BOOK 1503,1327 PAGE 1524,998				
NC-RO-033.000				
Drawn By: LAT	Chk'd By: DD	App'd By: TWK	TRC Proj. No. 300423	Scale: 1"=100'
Drawn Date: 1/22/18			Sheet: 1 OF 3	MVP Proj. No.
100 50 0 100 GRAPHIC SCALE IN FEET				
REVISIONS				
1	2/2/19	DJB	UPDATED OWNER INFORMATION	DD
2	8/19/20	CP	GENERAL REVISIONS	DD
No.	Date	Rev By	Description	Checked

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EXHIBIT A



LEGEND

- NGS MONUMENT
 - EXISTING IRON PIPE OR PIN
 - IRON PIN SET
 - COMPUTED POINT
 - LINE NOT TO SCALE
 - PERMANENT ACCESS ROAD
 - TEMPORARY ACCESS ROAD
 - PERMANENT EASEMENT
 - TEMPORARY WORKSPACE
 - ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
 - POSSIBLE TEMPORARY WORKSPACE
- LAND OWNER INITIALS: _____
- DATE: _____

SEE SHEET 3 OF 3 FOR LINE TABLES

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF LEAKSVILLE ROCKINGHAM COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF JAMES ARTHUR QUESINBERRY, LIFE ESTATE AND DONALD WAYNE QUESINBERRY, REMAINDERMAN NC-RO-033.000 DEED BOOK 1503,1327 PAGE 1524,998				
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No.	Date	Rev By	Description	Checked

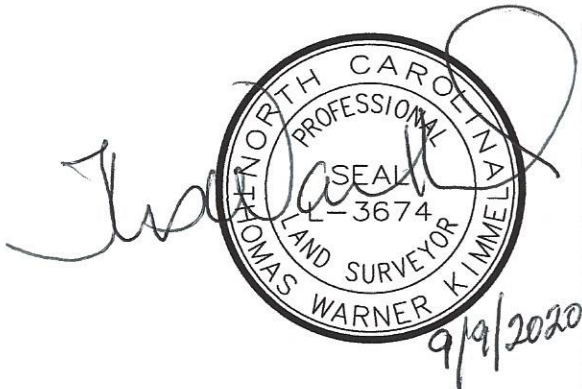
SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

EXHIBIT A

PERMANENT EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°32'39"W	55.40'
L2	N35°57'10"E	118.70'
L3	N44°50'40"E	190.49'
L4	N64°31'42"E	95.91'
L5	N71°02'17"E	694.93'
L6	S30°27'12"E	51.02'
L7	S71°02'17"W	702.25'
L8	S64°31'42"W	84.39'
L9	S44°50'40"W	177.93'
L10	S35°57'10"W	138.67'

TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L11	N35°57'10"E	138.67'
L12	N44°50'40"E	177.93'
L13	N64°31'42"E	84.39'
L14	N71°02'17"E	702.25'
L15	S30°27'12"E	0.58'
L16	S35°44'39"E	35.97'
L17	S71°02'17"W	23.84'
L18	S71°02'17"W	200.00'
L19	S71°02'18"W	486.93'
L20	S64°31'41"W	10.28'
L21	S64°31'43"W	66.05'
L22	S44°50'40"W	169.14'
L23	S35°57'12"W	22.72'
L24	S35°57'09"W	129.92'
L25	N28°32'39"W	38.78'
L26	N28°32'39"W	16.62'
L27	N35°57'10"E	112.71'
L28	N44°50'41"E	194.26'
L29	N64°31'42"E	99.37'
L30	N71°02'17"E	692.74'
L31	S30°27'12"E	15.31'
L32	S71°02'17"W	694.93'
L33	S64°31'42"W	95.91'
L34	S44°50'40"W	190.49'
L35	S35°57'10"W	118.70'

ADDITIONAL TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L36	N35°57'12"E	22.72'
L37	N44°50'40"E	169.14'
L38	N64°31'43"E	66.05'
L39	S25°28'18"E	100.00'
L40	S64°31'42"W	48.70'
L41	S44°50'41"W	144.01'
L42	S35°57'09"W	14.95'
L43	N54°02'50"W	100.00'
L44	S35°11'22"E	2.68'
L45	S35°11'42"E	75.75'
L46	S37°15'55"E	41.36'
L47	S37°15'52"E	10.99'
L48	S71°02'16"W	16.44'
L49	S71°02'20"W	25.00'
L50	S71°02'18"W	184.24'
L51	N21°49'44"W	27.14'
L52	N43°47'19"W	26.99'
L53	N18°57'43"W	73.40'
L54	N71°02'17"E	200.00'



LAND
OWNER
INITIALS: _____
DATE: _____

SEE SHEET 1-2 OF 3 FOR GRAPHICS AND LABELS

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